

Feb. 22, 2022
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, James Klingensmith, Susan Silk and Rise Terney

Absent with Regrets: Larry Schubert

Also Present: Rhonda Conley, John Abrams (South Mountain Company), Matt Coffey and Phillippe Jordi (Island Housing Trust reps), Sara Rosenthal and another member of public

Klingensmith made a motion seconded by Terney to accept the Feb. 8, 2022 minutes as written.

VOTE 6 YES 0 NO

ONGOING

401 State Rd.: Mike reported on the site visit for responders. Two responders (Island Housing Trust representatives Keith McGuire, Liz Volchok, Derrill Beezy, Phillippe Jordi and South Mountain representatives Matt Coffey) and AHC members Mike Colaneri, Jeffrey Dubard and Rhonda Conley AHC Admin. Asst.) attended. Dubard stated that as the Steam Ship Authority had cancelled ferries that morning that possible off island developers may not have been able to attend. Therefore, another date should be allowed for a site visit which Colaneri agreed.

The committee discussed a request for extending the response period. IHT asked for another 60 days from the Mar. 22nd set date to respond due to the sensitivity of the property. The committee did not have a problem with an addendum to increasing the time to respond. There was no vote on the change.

16 Old Courthouse Rd.: Colaneri stated work continues while they wait for the kitchen cabinets.

Harpoon Lane: No report.

NEW BUSINESS

Red Arrow Rd. Development: John Abrams of South Mountain Company presented the company and Island Housing Trust plans for a new development of 4 homes on 3 acres (see attached for details of plan). Abrams explained that on a previous Martha's Vineyard Commission (MVC) DRI the South Mountain Company was conditioned to give \$150,000.00 to an affordable housing project in West Tisbury (see attached) and he will be using that funding on this project. Other points on his presentation were that 1 house with 1 bedroom (594 sq. ft.) would be affordable at 80% median income, 2 larger houses with 2 bedrooms (756 sq. ft.) at 140% and 1 house of 3 bedrooms (1,296 sq. ft.) with no percentage restriction. Only the 80% house will go out to lottery while the 140% houses will either be rented or sold to South Mountain Company employees. The fair market house will be given to a current resident of Island Co Housing. It shall be restricted for use as year-round housing with the option to add further living space. No note of covenants is mentioned in the plans.

Abrams believes the project could be completed in 1 1/2 years. He will be requesting subsidies from CPC funding and possibly other funding. Abrams believes the total cost of the project will be 2 1/2 million dollars.

The discussion of the use of the housing was disappointing to the committee as well as the size of the 80% median income and median income level of the other 3 homes with no mention of covenants.

Another issue the members had questions about was the financing and subsidies being requested for housing that benefits the developing company and its employees.

UPDATES

Community Preservation Committee Funding: Jochsberger justified Conley's Capital sheet and asked Conley to speak with the Treasurer for an example of a Capital report to possibly copy style.

57 Rustling Oaks: Suit was dropped.

Housing Bank: Silk asked what the committee felt about supporting the Housing Bank and speaking at Town Meeting. This discussion was postponed till next meeting. Other agenda subjects also postponed to a future date.

Adjourned at 7:44 P.M.

Approval by majority vote Mar. 8, 2022

The next AHC meeting will be Mar. 8, 2022 at 6:45 P.M. via zoom

The next Affordable Housing Trust meeting will be Mar. 8 2022 at 6:30 P.M. via zoom

ATTACHMENT (see separate attachments)

Red Arrow Rd. Community Housing Plan

South Mountain MVC DRI

respectfully submitted by Rhonda Conley